

# Tracy Rural County Fire Protection District

## Board of Directors

John Muniz

John Vieira

Pete Reece

Matthew Kopinski

Jeff Ramsey

Raychel Jackson, Clerk of the Board

793 S. Tracy Blvd. #298

Tracy, CA 95376

(209) 834-7269

raychel.jackson@tracyruralfire.org

www.tracyruralfire.org

## Board of Directors – Special Meeting Agenda

Wednesday, June 23, 2021 at 1:00 PM PST

835 N. Central Ave.

Tracy, CA 95376

### To join the meeting via GoToMeetings:

<https://global.gotomeeting.com/join/255546261>

By phone: [1 \(872\) 240-3212](tel:18722403212)

Access Code: 255-546-261

## 1. Roll Call and Pledge of Allegiance

## 2. Public Comment

Please, give your name, entity (if any), and address as well as what agenda item you wish to speak about to the Clerk of the Board so that your comments may be heard at the appropriate time. Comments must be limited to 3 minutes.

## 3. Regular Agenda

3.1 Adopt Tracy Rural Fire District Preliminary Budget for FY 2021-2022

## 4. Public Comment

For any items not on the agenda.

## 5. Board Member Comment

For any items not on the agenda and requests for future agenda items. No action will be taken on any questions or matters raised by the Board at this time

## 6. Adjournment until Next Regular Session – July 11, 2021

# Tracy Rural County Fire Protection District

## Board of Directors

John Muniz  
John Vieira  
Pete Reece  
Matt Kopinski  
Jeff Ramsey

Raychel Jackson, Clerk of the Board  
793 S. Tracy Blvd., #298  
Tracy, CA 95376  
P: (209) 834-7269  
Raychel.jackson@tracyruralfire.org  
www.tracyruralfire.org

---

## STAFF REPORT

**Meeting:** Regular Meeting  
**Date:** June 23, 2021  
**To:** Board of Directors  
**From:** Raychel Jackson, Finance Director  
**Re:** Preliminary Budget for Fiscal Year 2021-2022

---

### Recommendation

Action Item  Non-Action Item

It is recommended that the Tracy Rural County Fire Protection District Board of Directors receive the proposed preliminary budget for FY2021-22.

### Executive Summary

The Fire Protection District Law of 1987 provides the Board shall adopt a preliminary budget before June 30 and adopt a final budget before or on October 1 of each year.

### Discussion

Staff has prepared the FY2021/22 preliminary budget based on current available information. The budget is presented as a preliminary budget so the Directors can provide input which will be incorporated into the final budget. The budget provides for the financial planning and evaluation of all funds. Fund accounts include: 1) General; 2) Building Maintenance and Apparatus Funds within the Capital Outlay; 3) Fire Facilities; 4) Retirement Buyout; and 5) Reserve.

### Fiscal Impact

None.

## **Attachments**

1. FY 202-21 Preliminary Budget.
2. HdLCC Report
3. South County Fire Authority FY21/22 Preliminary Budget

**TRACY RURAL COUNTY FIRE PROTECTION DISTRICT**  
**FY2021/2022 Preliminary Budget**

General / Operating	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>CURRENT</b>	<b>PROJECTED</b>
	FY19/20	FY20/21	FY20/21 as of May 31, 2021	FY21/22
<b>Revenues</b>				
Property Taxes	\$ 6,357,144.00	\$ 6,637,132.00	\$ 7,260,933.89	\$ 7,478,761.91
Property Assessments	\$ 1,385,619.00	\$ 1,445,817.00	\$ 1,486,473.34	\$ 1,531,067.54
Homeowners / State Property Tax	\$ 48,385.00	\$ 42,000.00	\$ 50,597.28	\$ 52,115.20
Miscellaneous Income	\$ 18,342.00	\$ -	\$ -	\$ -
Interest	\$ 24,962.00	\$ 20,000.00	\$ 15,002.00	\$ 15,452.06
Licenses, Permits	\$ 4,813.00	\$ 4,000.00	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ 7,839,265.00</b>	<b>\$ 8,148,949.00</b>	<b>\$ 8,813,006.51</b>	<b>\$ 9,077,396.71</b>
<b>Expenses</b>				
Audited Financial Statements	\$ 6,725.00	\$ 7,000.00	\$ 6,725.00	\$ 7,000.00
Auditors Direct Assessment	\$ 13,906.29	\$ 15,000.00	\$ 14,882.25	\$ 15,000.00
Auditors PR & AP Charges	\$ 98,024.00	\$ 120,000.00	\$ 109,255.00	\$ 120,000.00
Auditors Tax Admin Charges		\$ -	\$ -	\$ 600.00
Administrative				
Executive Admin	\$ 53,258.67	\$ 50,000.00	\$ 44,581.00	\$ 60,000.00
Executive Director	\$ -	\$ -	\$ -	\$ 144,000.00
Director Fees	\$ 12,200.00	\$ 30,000.00	\$ 15,500.00	\$ 30,000.00
Elections				\$ 5,000.00

**TRACY RURAL COUNTY FIRE PROTECTION DISTRICT  
FY2021/2022 Preliminary Budget**

Fund Transfers					
Capital Outlay	\$	250,000.00			
Apparatus/Equip			\$	1,020,000.00	\$ 1,020,000.00 \$ 200,000.00
Building Maint/Impr			\$	300,000.00	\$ 300,000.00 \$ 200,000.00
New Constr.			\$	-	\$ - \$ 100,000.00
Retirement	\$	100,000.00	\$	200,000.00	\$ 200,000.00 \$ 200,000.00
Emergency Reserve					\$ 100,000.00
Bank of Stockton	\$	250,000.00			
Insurance - General Liabil.	\$	20,719.00	\$	25,000.00	\$ 21,738.00 \$ 60,000.00
Legal Services					
Document Review	\$	-	\$	25,000.00	\$ - \$ 25,000.00
General	\$	70,994.58	\$	100,000.00	\$ 42,499.62 \$ 100,000.00
JPA	\$	7,759.50	\$	38,000.00	\$ 22,752.42 \$ 20,000.00
Litigation	\$	77,560.33	\$	125,000.00	\$ 132,355.61 \$ 200,000.00
Membership/Association Dues					
Seminars	\$	115.09	\$	5,500.00	\$ 1,050.00 \$ 3,000.00
Membership Dues	\$	2,705.00	\$	4,500.00	\$ 2,203.00 \$ 3,000.00
Miscellaneous			\$	50,000.00	\$ 38,624.57 \$ 50,000.00
Office Expense					
Computer			\$	7,000.00	\$ 3,207.19 \$ 2,000.00
Miscellaneous	\$	5,867.76	\$	5,000.00	\$ 4,253.76 \$ 5,000.00
Phone			\$	600.00	\$ 2,147.23 \$ 6,000.00
Postage			\$	250.00	\$ 174.20 \$ 200.00
Software/Hardware			\$	650.00	\$ 181.19 \$ 300.00
Supplies			\$	500.00	\$ 330.12 \$ 400.00
Travel	\$	2,291.71			
Retirement					
PERS	\$	846.59	\$	2,700.00	\$ 1,566.78 \$ 2,700.00
PERS Actuarial Study					
PERS Unfunded Liability	\$	455,881.00	\$	1,200,000.00	\$ 504,882.00 \$ 583,439.45
Safety Plan	\$	700.00	\$	800.00	\$ 700.00 \$ 700.00

**TRACY RURAL COUNTY FIRE PROTECTION DISTRICT  
FY2021/2022 Preliminary Budget**

Consultant Reports					
Benefit Assessment - HdL	\$ 2,911.20	\$ 8,000.00	\$ 3,208.00	\$ 15,000.00	
County Report	\$ 1,099.81	\$ 2,000.00	\$ 1,168.35	\$ 2,000.00	
Misc. Report	\$ 16,705.16	\$ 55,000.00	\$ 13,433.75	\$ 17,000.00	
State Controllers Report	\$ -			\$ 800.00	
SSJCFA - JPA	\$ 5,717,780.96	\$ 6,071,618.00	\$ 5,833,333.00	\$ 8,670,000.00	
City of Tracy	\$ 27,026.45				
Utilites	\$ 30,235.92				
Station 93		\$ 40,000.00	\$ 22,743.56	\$ 40,000.00	
Station 94		\$ 40,000.00	\$ 22,627.67	\$ 40,000.00	
Station 95				\$ 40,000.00	
 Total Expense	 \$ 7,225,314.02	 \$ 9,549,118.00	 \$ 8,386,123.27	 \$ 11,068,139.45	
Net Income	\$ 613,950.98	\$ (1,400,169.00)	\$ 426,883.24	\$ (1,990,742.74)	
 FY 20/21 Carry-Over (estimate)				\$ 1,990,479.17	

**TRACY RURAL COUNTY FIRE PROTECTION DISTRICT  
FY2021/2022 Preliminary Budget**

Fire Facility Fees	<b>Actual</b>	<b>Projected</b>
	FY 20/21 As of May 31, 2021	FY 21/22
Beginning Balance	\$ 426,107.25	\$ 433,499.79
Ordinary Income		
Income	\$ 4,395.53	\$ 5,000.00
Interest	\$ 2,997.00	\$ 3,000.00
Net Ordinary Income	<u>\$ 7,392.53</u>	<u>\$ 8,000.00</u>
	<u><b>\$ 7,392.53</b></u>	<u><b>\$ 8,000.00</b></u>

**TRACY RURAL COUNTY FIRE PROTECTION DISTRICT  
FY2021/2022 Preliminary Budget**

Capital Outlay	<b>Actual</b>	<b>Projected</b>
	FY 20/21 As of May 31, 2021	FY 21/22
Beginning Balance		\$ 1,978,090.99
Ordinary Income		
Fund Transfer	\$ 1,520,000.00	\$ 500,000.00
Interest		\$ 25,000.00
Total Balance	\$ 1,520,000.00	\$ 525,000.00
<b>Funds</b>		
Building Maint./Improv.		
Station 3		\$ 50,000.00
Station 4		\$ 50,000.00
Station 5		\$ 50,000.00
Solar Fund		\$ 50,000.00
<i>Total Building Maint./Improv.</i>	\$ 169,948.00	\$ 200,000.00
Apparatus/Equipment		\$ 200,000.00
Community Leasing (Equip)		\$ 112,437.72
<i>Total App./Equip</i>	\$ 833,571.00	\$ 87,562.28
New Const. Facilities	\$ -	\$ 100,000.00

**TRACY RURAL COUNTY FIRE PROTECTION DISTRICT  
FY2021/2022 Preliminary Budget**

	<b>Actual</b>	<b>Projected</b>
Emergency Reserves	FY 20/21 As of May 31, 2021	FY 21/22
Beginning Balance	\$ 2,000,000.00	\$ 2,000,000.00
Ordinary Income		
Fund Transfer		\$ 100,000.00
<b>Total</b>	<b>\$ 2,000,000.00</b>	<b>\$ 2,100,000.00</b>

**TRACY RURAL COUNTY FIRE PROTECTION DISTRICT**  
**FY2021/2022 Preliminary Budget**

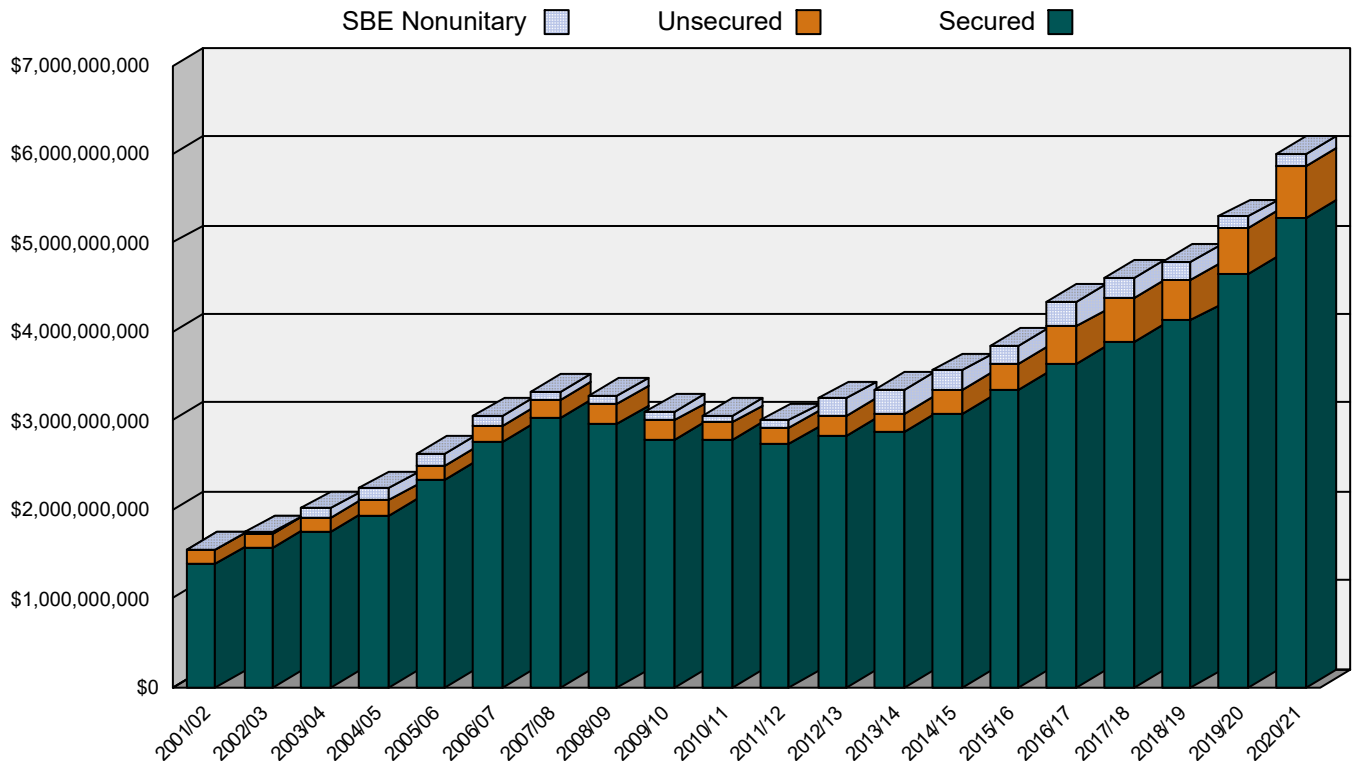
	<b>Actual</b>	<b>Projected</b>
	FY 20/21 As of May 31, 2021	FY 21/22
Beginning Balance	\$ 146,225.70	\$ 230,414.64
Ordinary Income		
Fund Transfer	\$ 200,000.00	\$ 200,000.00
Total Income	\$ 346,225.70	\$ 430,414.64
Expenses		
Medical Leave Bank	\$ 115,811.06	
Total Balance	\$ 230,414.64	

# TRACY RURAL FIRE

## NET TAXABLE ASSESSED VALUE HISTORY

2001/02 - 2020/21 Taxable Property Values

Lien Year	Secured	Unsecured	SBE Nonunitary	Net Total AV	% Change*
2001/02	\$1,395,864,581	\$141,533,963	\$5,756,577	1,543,155,121	
2002/03	\$1,570,395,530	\$160,032,676	\$5,746,434	1,736,174,640	12.51%
2003/04	\$1,752,283,471	\$157,848,008	\$96,320,406	2,006,451,885	15.57%
2004/05	\$1,931,690,234	\$164,908,589	\$135,990,264	2,232,589,087	11.27%
2005/06	\$2,326,796,300	\$169,932,300	\$133,488,060	2,630,216,660	17.81%
2006/07	\$2,756,270,491	\$177,103,331	\$119,908,994	3,053,282,816	16.08%
2007/08	\$3,037,226,341	\$190,673,180	\$102,524,987	3,330,424,508	9.08%
2008/09	\$2,963,000,656	\$218,198,840	\$97,220,642	3,278,420,138	-1.56%
2009/10	\$2,790,847,420	\$207,450,139	\$95,235,208	3,093,532,767	-5.64%
2010/11	\$2,778,353,144	\$196,124,999	\$81,635,922	3,056,114,065	-1.21%
2011/12	\$2,733,824,672	\$190,806,201	\$74,036,255	2,998,667,128	-1.88%
2012/13	\$2,822,255,909	\$230,106,860	\$191,835,326	3,244,198,095	8.19%
2013/14	\$2,872,089,786	\$204,200,459	\$271,156,892	3,347,447,137	3.18%
2014/15	\$3,077,532,728	\$266,743,550	\$213,456,892	3,557,733,170	6.28%
2015/16	\$3,341,624,891	\$294,817,946	\$198,250,892	3,834,693,729	7.78%
2016/17	\$3,632,150,348	\$423,089,716	\$281,708,404	4,336,948,468	13.10%
2017/18	\$3,891,873,424	\$483,580,291	\$221,608,404	4,597,062,119	6.00%
2018/19	\$4,123,581,273	\$465,372,274	\$196,108,404	4,785,061,951	4.09%
2019/20	\$4,649,405,458	\$515,816,888	\$126,908,404	5,292,130,750	10.60%
2020/21	\$5,280,407,704	\$578,202,872	\$143,720,754	6,002,331,330	13.42%
<b>Average % Change</b>					<b>8.32%</b>



\* Net AV changes less than two percent are in purple font. Negative Net AV percent changes are in red.

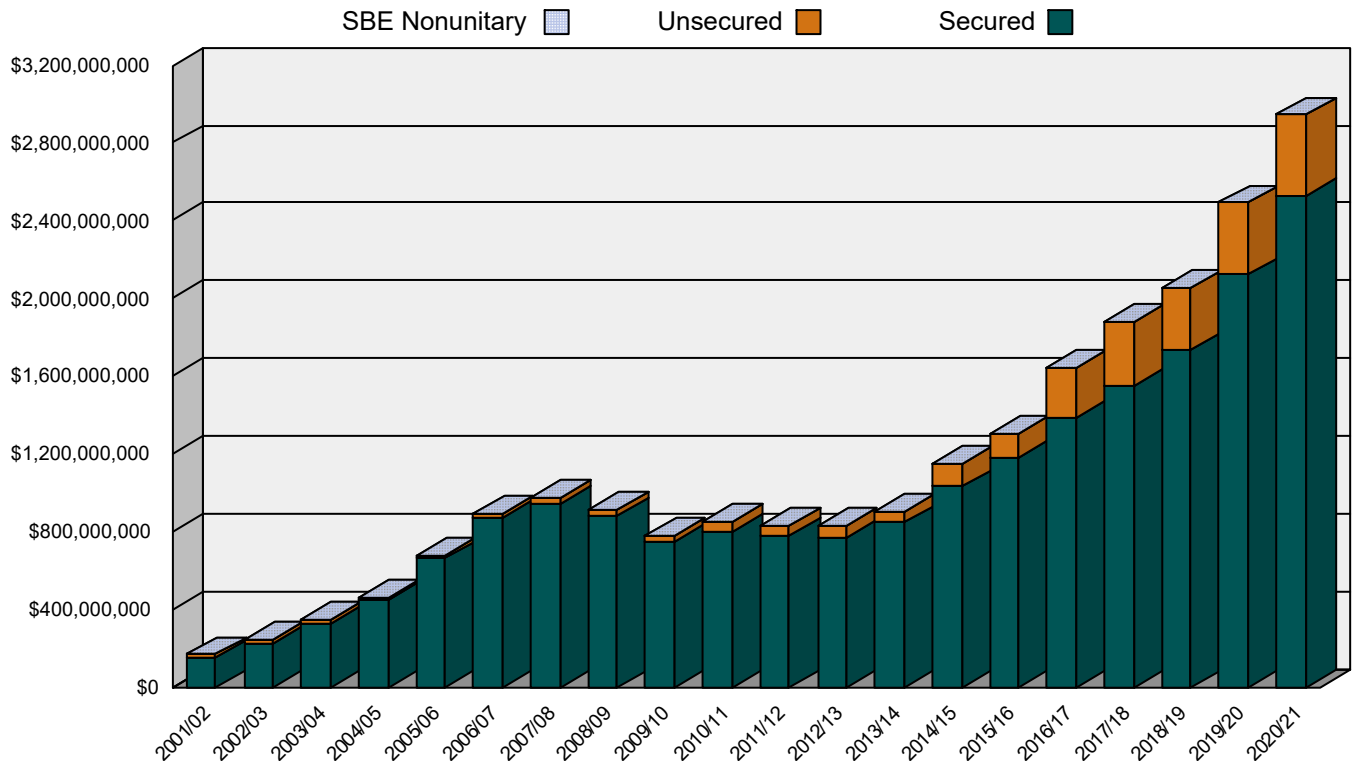
# TRACY RURAL FIRE

## CITY OF TRACY PARCELS

### NET TAXABLE ASSESSED VALUE HISTORY

2001/02 - 2020/21 Taxable Property Values

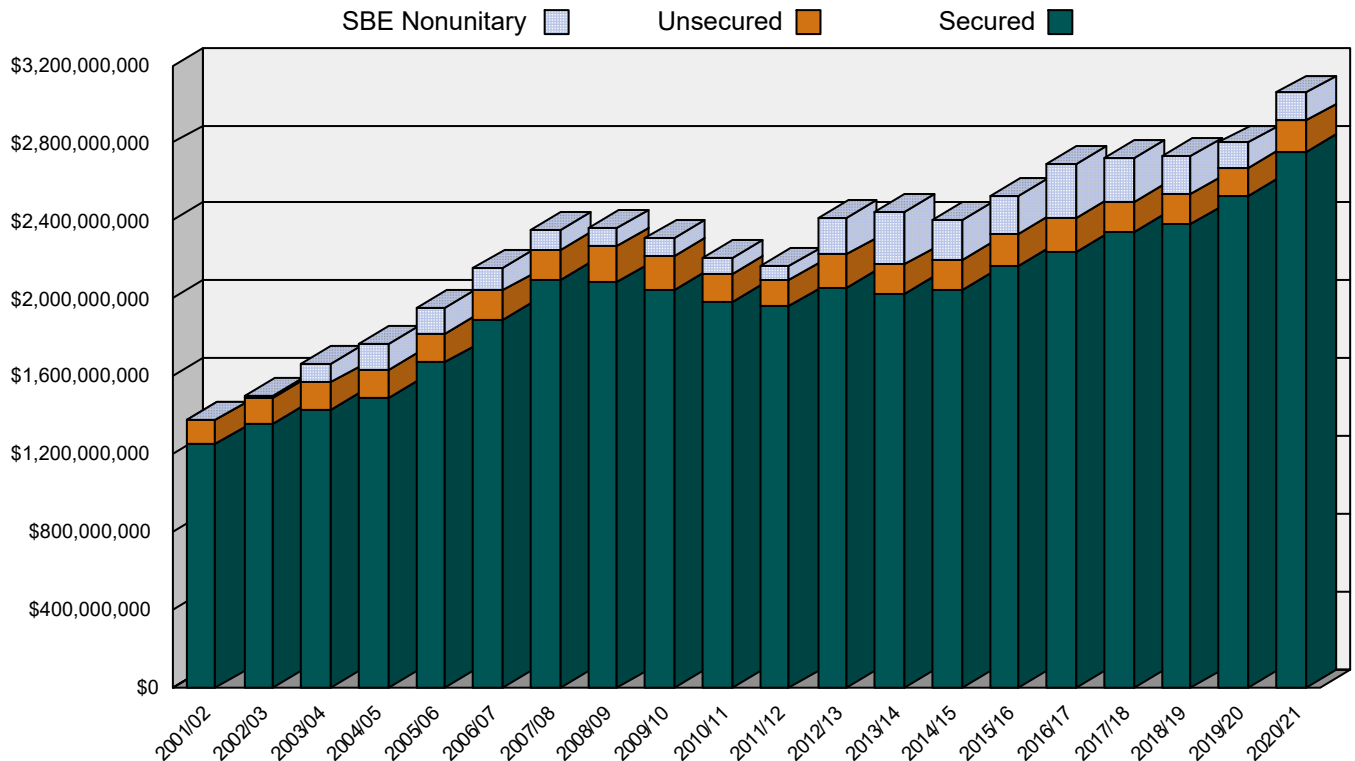
Lien Year	Secured	Unsecured	SBE Nonunitary	Net Total AV	% Change*
2001/02	\$147,526,303	\$17,842,129	\$1,597	165,370,029	
2002/03	\$219,194,787	\$21,813,511	\$1,538	241,009,836	45.74%
2003/04	\$325,783,787	\$17,945,689	\$1,756	343,731,232	42.62%
2004/05	\$445,875,700	\$17,280,853	\$2,191	463,158,744	34.74%
2005/06	\$659,349,175	\$17,998,779	\$2,044	677,349,998	46.25%
2006/07	\$868,378,148	\$25,568,781	\$1,681	893,948,610	31.98%
2007/08	\$945,519,564	\$28,927,887	\$0	974,447,451	9.00%
2008/09	\$881,853,970	\$31,578,935	\$0	913,432,905	-6.26%
2009/10	\$743,573,991	\$35,439,053	\$0	779,013,044	-14.72%
2010/11	\$796,230,079	\$53,276,963	\$0	849,507,042	9.05%
2011/12	\$775,842,233	\$56,075,879	\$0	831,918,112	-2.07%
2012/13	\$768,413,559	\$60,228,042	\$0	828,641,601	-0.39%
2013/14	\$845,730,988	\$57,557,353	\$0	903,288,341	9.01%
2014/15	\$1,030,966,839	\$119,064,030	\$0	1,150,030,869	27.32%
2015/16	\$1,178,093,335	\$128,050,349	\$0	1,306,143,684	13.57%
2016/17	\$1,389,143,937	\$252,630,042	\$0	1,641,773,979	25.70%
2017/18	\$1,552,399,805	\$325,175,038	\$0	1,877,574,843	14.36%
2018/19	\$1,739,397,520	\$313,555,707	\$0	2,052,953,227	9.34%
2019/20	\$2,121,666,112	\$370,206,168	\$0	2,491,872,280	21.38%
2020/21	\$2,529,085,504	\$415,468,371	\$0	2,944,553,875	18.17%
<b>Average % Change</b>					<b>18.58%</b>



\* Net AV changes less than two percent are in purple font. Negative Net AV percent changes are in red.

**TRACY RURAL FIRE**  
**COUNTY UNINCORPORATED PARCELS**  
**NET TAXABLE ASSESSED VALUE HISTORY**  
 2001/02 - 2020/21 Taxable Property Values

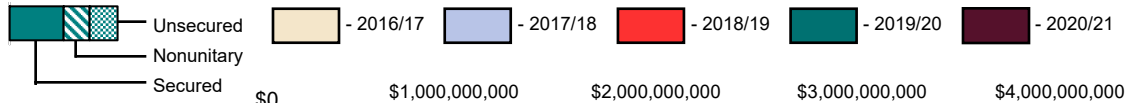
Lien Year	Secured	Unsecured	SBE Nonunitary	Net Total AV	% Change*
2001/02	\$1,248,338,278	\$123,691,834	\$5,754,980	1,377,785,092	
2002/03	\$1,351,200,743	\$138,219,165	\$5,744,896	1,495,164,804	8.52%
2003/04	\$1,426,499,684	\$139,902,319	\$96,318,650	1,662,720,653	11.21%
2004/05	\$1,485,814,534	\$147,627,736	\$135,988,073	1,769,430,343	6.42%
2005/06	\$1,667,447,125	\$151,933,521	\$133,486,016	1,952,866,662	10.37%
2006/07	\$1,887,892,343	\$151,534,550	\$119,907,313	2,159,334,206	10.57%
2007/08	\$2,091,706,777	\$161,745,293	\$102,524,987	2,355,977,057	9.11%
2008/09	\$2,081,146,686	\$186,619,905	\$97,220,642	2,364,987,233	0.38%
2009/10	\$2,047,273,429	\$172,011,086	\$95,235,208	2,314,519,723	-2.13%
2010/11	\$1,982,123,065	\$142,848,036	\$81,635,922	2,206,607,023	-4.66%
2011/12	\$1,957,982,439	\$134,730,322	\$74,036,255	2,166,749,016	-1.81%
2012/13	\$2,053,842,350	\$169,878,818	\$191,835,326	2,415,556,494	11.48%
2013/14	\$2,026,358,798	\$146,643,106	\$271,156,892	2,444,158,796	1.18%
2014/15	\$2,046,565,889	\$147,679,520	\$213,456,892	2,407,702,301	-1.49%
2015/16	\$2,163,531,556	\$166,767,597	\$198,250,892	2,528,550,045	5.02%
2016/17	\$2,243,006,411	\$170,459,674	\$281,708,404	2,695,174,489	6.59%
2017/18	\$2,339,473,619	\$158,405,253	\$221,608,404	2,719,487,276	0.90%
2018/19	\$2,384,183,753	\$151,816,567	\$196,108,404	2,732,108,724	0.46%
2019/20	\$2,527,739,346	\$145,610,720	\$126,908,404	2,800,258,470	2.49%
2020/21	\$2,751,322,200	\$162,734,501	\$143,720,754	3,057,777,455	9.20%
<b>Average % Change</b>				<b>4.90%</b>	



\* Net AV changes less than two percent are in purple font. Negative Net AV percent changes are in red.

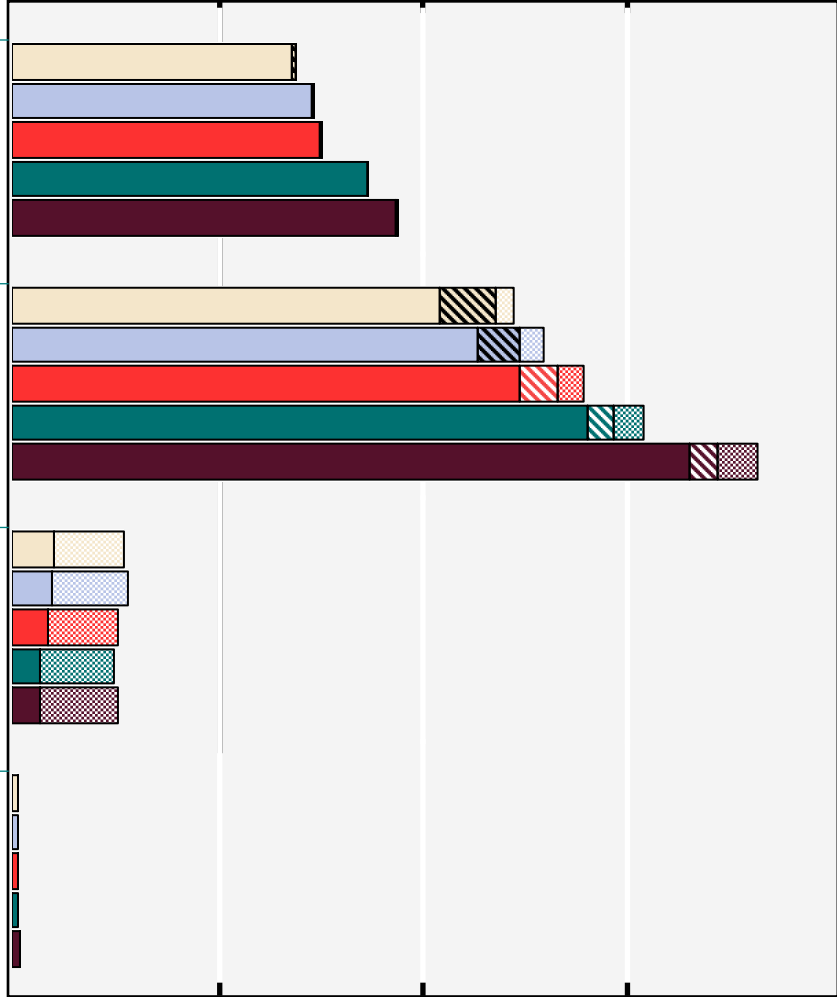
# TRACY RURAL FIRE

## 2016/17 TO 2020/21 ASSESSED VALUES



**Land**

\$1,380,877,660  
\$1,471,793,024  
\$1,513,306,373  
\$1,741,261,892  
\$1,885,775,797

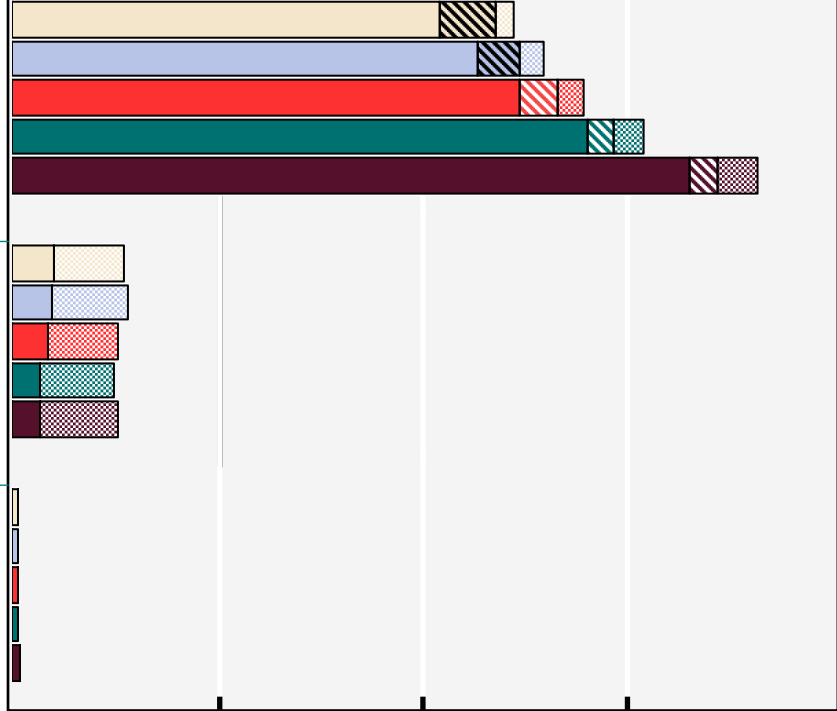


**Percent Change**  
District County

|  
6.6% | 7.4%  
2.8% | 3.9%  
15.1% | 5.8%  
8.3% | 6.1%

**Improvements**

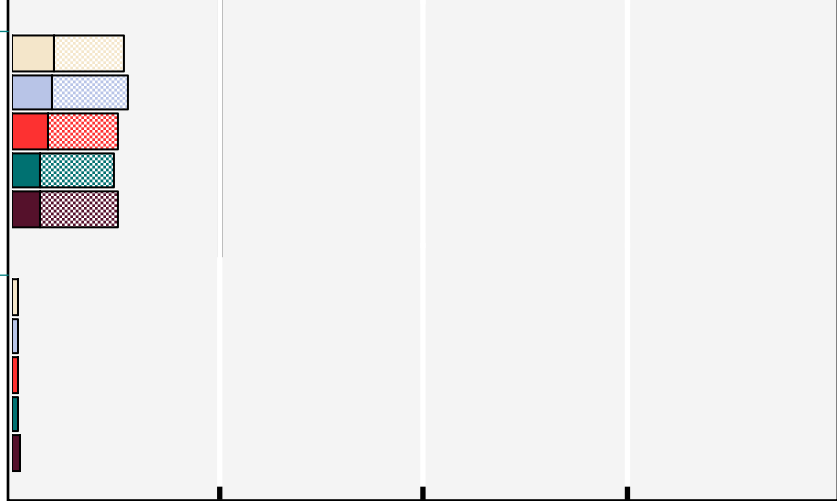
\$2,449,756,299  
\$2,593,354,091  
\$2,789,533,901  
\$3,083,712,316  
\$3,634,487,411



|  
5.9% | 5.3%  
7.6% | 6.4%  
10.5% | 7.8%  
17.9% | 7.9%

**Personal Property**

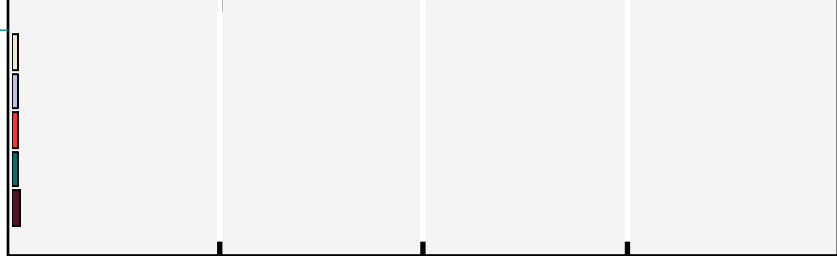
\$543,658,598  
\$569,785,461  
\$514,917,110  
\$499,803,250  
\$518,092,421



|  
4.8% | 7.9%  
-9.6% | -6.7%  
-2.9% | -8.5%  
3.7% | 4.0%

**Exemptions**

\$30,168,448  
\$30,696,631  
\$32,695,433  
\$32,646,708  
\$36,024,299

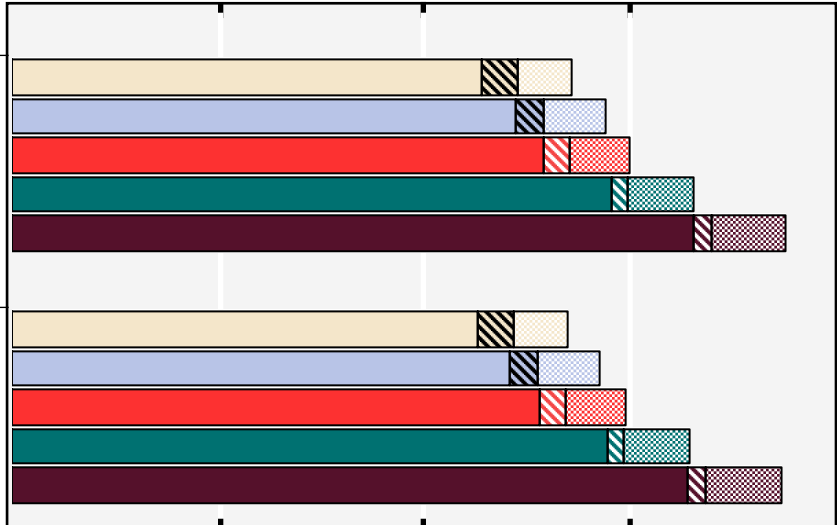


|  
1.8% | 5.2%  
6.5% | 4.0%  
-0.1% | 1.0%  
10.3% | 2.9%

\$1,600,000,000    \$3,200,000,000    \$4,800,000,000    \$6,400,000,000

**Gross Assessed**

\$4,374,292,557  
\$4,634,932,576  
\$4,817,757,384  
\$5,324,777,458  
\$6,038,355,629

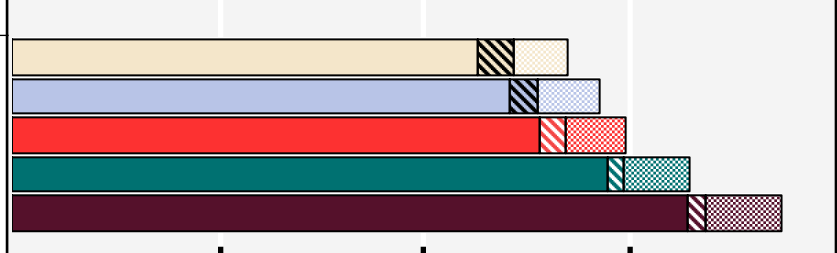


**District County**

|  
6.0% | 6.1%  
3.9% | 4.9%  
10.5% | 6.3%  
13.4% | 7.2%

**Net Taxable Value**

\$4,336,948,468  
\$4,597,062,119  
\$4,785,061,951  
\$5,292,130,750  
\$6,002,331,330



|  
6.0% | 6.1%  
4.1% | 5.2%  
10.6% | 6.5%  
13.4% | 7.3%

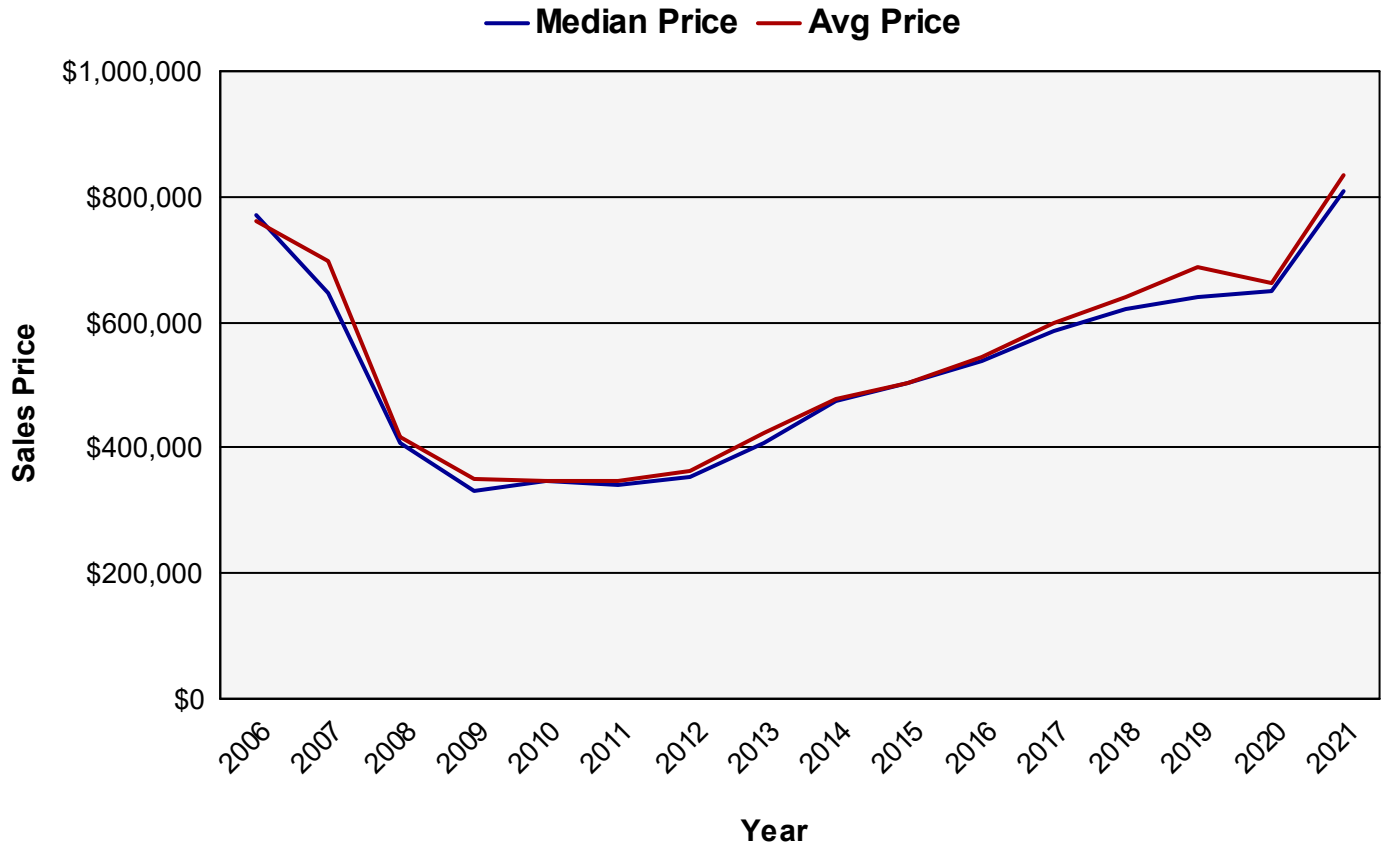


# TRACY RURAL FIRE SALES VALUE HISTORY

Peak sale value at top of the real estate market in 2006 was \$772,000. The first year that sale prices exceeded that value was 2021 when the prices reported in the first 3 months of sales are now \$35,500K higher. The 2021 sales will be reflected in 2022-23 roll values.

Single Family Residential Full Value Sales (01/01/2006 - 3/31/2021)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2006	227	\$761,046	\$772,000	
2007	80	\$697,496	\$647,500	-16.13%
2008	173	\$418,643	\$407,000	-37.14%
2009	237	\$351,712	\$330,000	-18.92%
2010	189	\$346,542	\$347,500	5.30%
2011	176	\$348,459	\$339,500	-2.30%
2012	202	\$363,847	\$353,500	4.12%
2013	159	\$422,198	\$409,000	15.70%
2014	131	\$479,160	\$475,000	16.14%
2015	120	\$504,611	\$502,500	5.79%
2016	209	\$545,848	\$537,000	6.87%
2017	263	\$598,979	\$585,000	8.94%
2018	196	\$641,163	\$620,000	5.98%
2019	243	\$687,289	\$640,000	3.23%
2020	339	\$662,075	\$650,000	1.56%
2021	34	\$833,529	\$807,500	24.23%



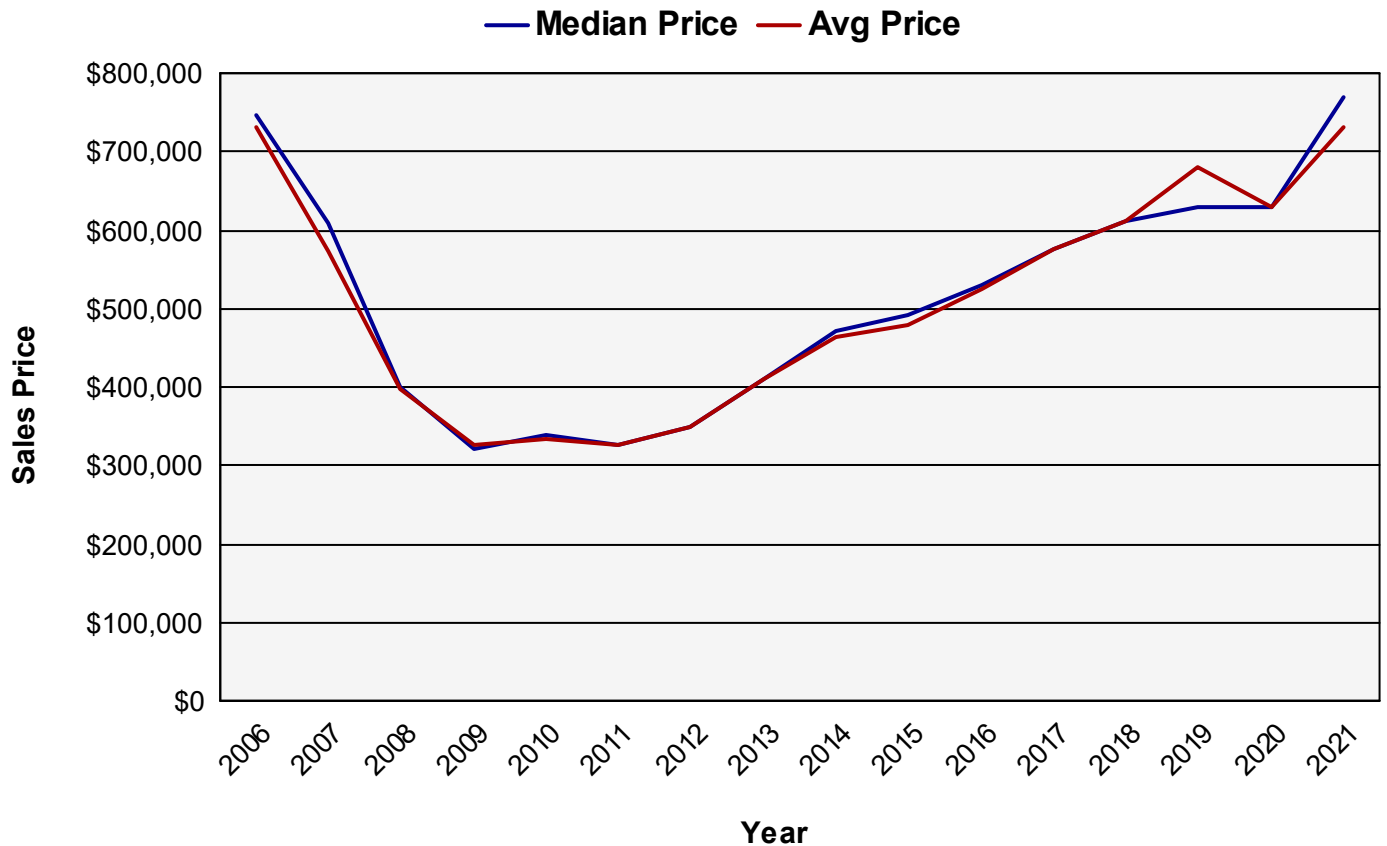
\*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.



**TRACY RURAL FIRE  
CITY OF TRACY PARCELS  
SALES VALUE HISTORY**

Single Family Residential Full Value Sales (01/01/2006 - 3/31/2021)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2006	118	\$730,886	\$747,500	
2007	39	\$572,041	\$610,000	-18.39%
2008	114	\$396,506	\$399,500	-34.51%
2009	167	\$326,330	\$320,000	-19.90%
2010	114	\$333,693	\$339,500	6.09%
2011	115	\$325,973	\$325,000	-4.27%
2012	131	\$348,034	\$350,000	7.69%
2013	100	\$410,915	\$410,500	17.29%
2014	90	\$463,183	\$472,500	15.10%
2015	68	\$479,610	\$492,500	4.23%
2016	126	\$524,419	\$530,000	7.61%
2017	176	\$576,310	\$576,000	8.68%
2018	125	\$610,548	\$611,000	6.08%
2019	163	\$679,929	\$630,000	3.11%
2020	255	\$629,032	\$630,000	0.00%
2021	14	\$732,036	\$770,500	22.30%



\*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.

Data Source: San Joaquin County Recorder

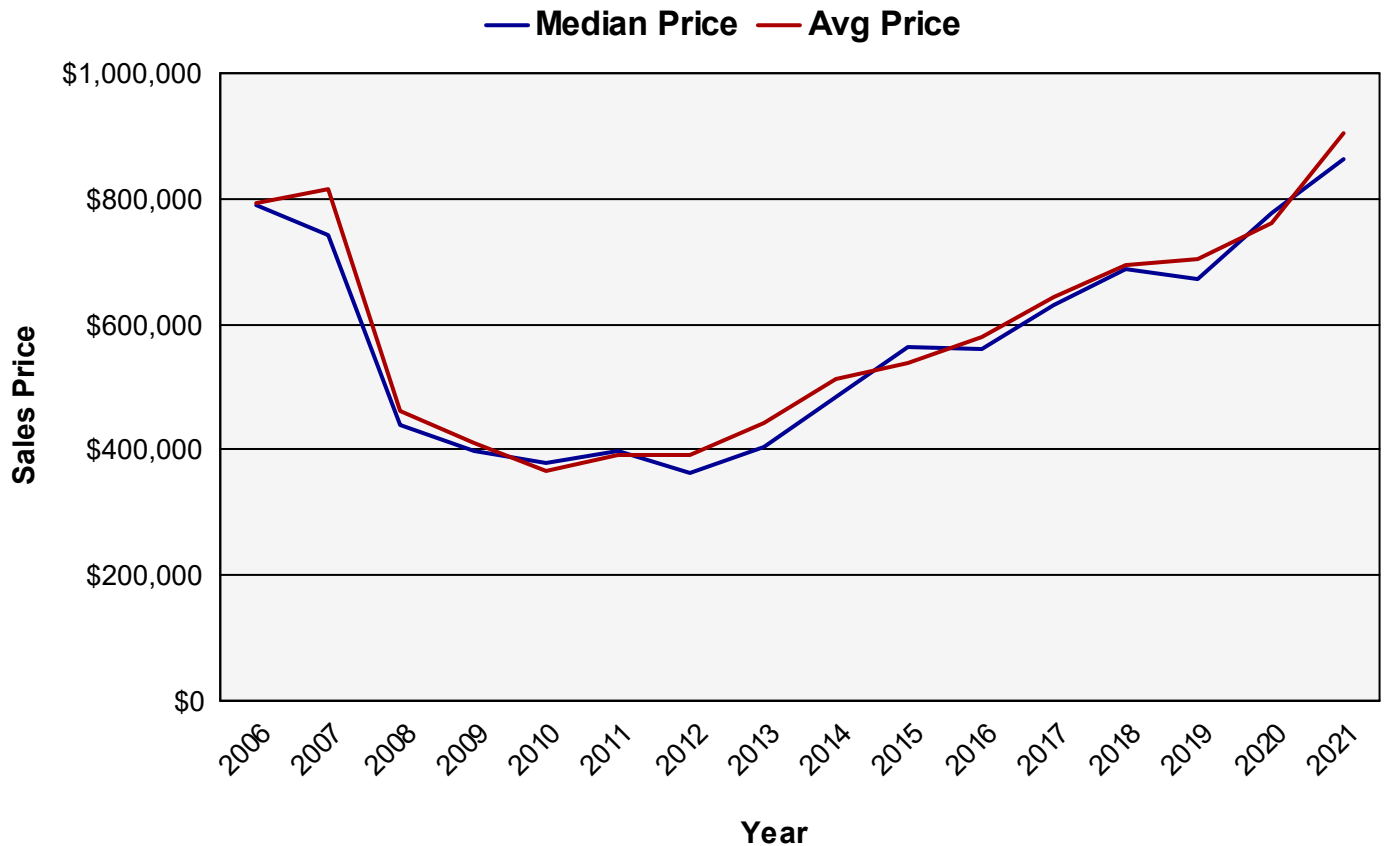
This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone



**TRACY RURAL FIRE**  
**COUNTY UNINCORPORATED PARCELS**  
**SALES VALUE HISTORY**

Single Family Residential Full Value Sales (01/01/2006 - 3/31/2021)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2006	109	\$793,696	\$790,000	
2007	41	\$816,831	\$742,000	-6.08%
2008	59	\$461,415	\$439,000	-40.84%
2009	70	\$412,266	\$399,500	-9.00%
2010	75	\$366,073	\$380,000	-4.88%
2011	61	\$390,852	\$397,000	4.47%
2012	71	\$393,021	\$362,500	-8.69%
2013	59	\$441,322	\$405,000	11.72%
2014	41	\$514,232	\$485,000	19.75%
2015	52	\$537,305	\$562,500	15.98%
2016	83	\$578,378	\$560,000	-0.44%
2017	87	\$644,839	\$630,000	12.50%
2018	71	\$695,063	\$689,000	9.37%
2019	80	\$702,285	\$672,500	-2.39%
2020	84	\$762,383	\$776,500	15.46%
2021	20	\$904,575	\$862,500	11.08%



\*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.



# TRACY RURAL FIRE TRANSFER OF OWNERSHIP (2016 - 2020)

## Single Family Residential

## Multifamily, Commercial, Industrial, Vacant

## Totals

Tax Year	# SFR Sales	Original Values	Sale Price	% Change	Non SFR Sales	Original Values	Sale Price	% Change	Total Sales	Original Values	Sale Values	% Change	\$ Change
<b>DISTRICT NON SA AREA</b> <i>Valid Sales Price Analysis</i>													
<b>2020</b> 1/1/20-12/31/20	335	\$175,606,946	\$222,749,125	26.8%	294	\$87,781,645	\$264,361,378	201.2%	629	\$263,388,591	\$487,110,503	84.9%	\$223,721,912
										<i>Est. Revenue Change:</i>		<b>\$260,709.71</b>	
<b>2019</b> 1/1/19-12/31/19	247	\$114,237,183	\$169,121,312	48.0%	228	\$85,510,806	\$179,269,744	109.6%	475	\$199,747,989	\$348,391,056	74.4%	\$148,643,067
										<i>Est. Revenue Change:</i>		<b>\$173,111.52</b>	
<b>2018</b> 1/1/18-12/31/18	192	\$80,661,706	\$123,305,601	52.9%	209	\$92,089,365	\$337,327,377	266.3%	401	\$172,751,071	\$460,632,978	166.6%	\$287,881,907
										<i>Est. Revenue Change:</i>		<b>\$340,371.46</b>	
<b>2017</b> 1/1/17-12/31/17	264	\$104,266,186	\$158,078,931	51.6%	127	\$75,618,259	\$185,530,958	145.4%	391	\$179,884,445	\$343,609,889	91.0%	\$163,725,444
										<i>Est. Revenue Change:</i>		<b>\$184,884.44</b>	
<b>2016</b> 1/1/16-12/31/16	207	\$84,121,970	\$114,308,139	35.9%	83	\$28,990,949	\$63,594,121	119.4%	290	\$113,112,919	\$177,902,260	57.3%	\$64,789,341
										<i>Est. Revenue Change:</i>		<b>\$74,476.41</b>	

\* Sale value is a sum of all full value parcel sales (sales not included are quitclaim deeds, trust transfers, partial sales, timeshares, and non-reported document number transfers). Est Rev Change includes all assigned agencies.

Properties that sold within the District in 2020 and which will be enrolled as the market value of those parcels in 2021-22 will add \$223,721,912. It will require an addition of \$60 million to increase the District's baseline revenue 1 percentage point. The increase related to these sales and the enrollment of the sale price as the parcel's market value will be an increase of **3.73%**

# TRACY RURAL FIRE

## PROP 8 POTENTIAL RECAPTURE HISTORY

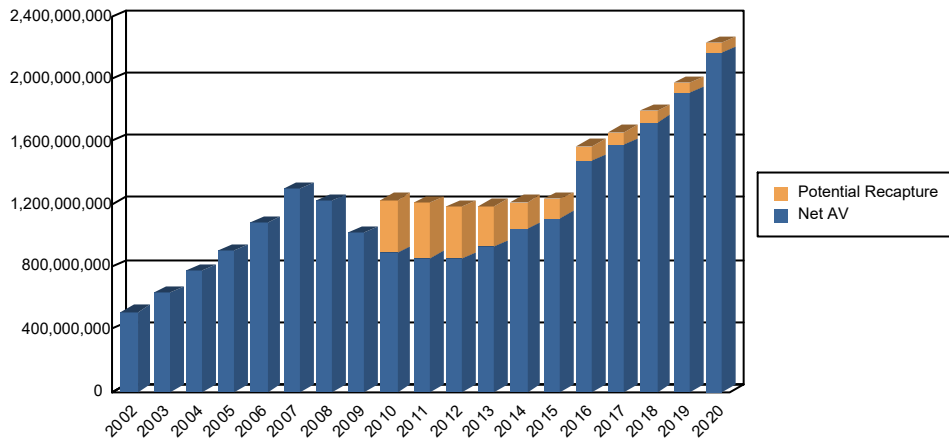
Single Family Residential Parcels - Compiled Using Parcels Supplied by County

At its peak, Prop 8 reviews reduced values on 50+% of all SFR homes in the District.

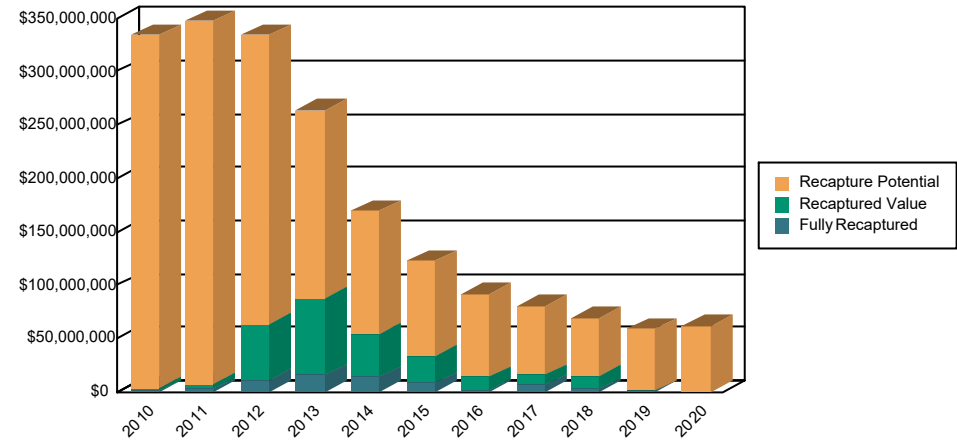
The outstanding balance of properties reduced during the Great Recession left to be restored is \$61,451,506. If restored in a single year this would be the equivalent of 1% to be added to the District's value. We don't anticipate this will be restored fully in 2021-22.

Roll Year	Prop 8 Parcel Count	Real Value of Prop 8 Parcels	Inflation Adjusted Peak Taxable Values	Potential Recapture	% of All Parcels	Prop 8 Parcels that have fully Recaptured	Increase in Real AV Due to full Recaptures	Prop 8 Parcels that have Recaptured Value	Increase in Real AV Due to Recaptures
2010	1,598	619,607,423	950,304,985	330,697,562	49.9%	18	501,765	226	3,724,418
2011	1,638	599,643,155	942,399,371	342,756,216	51.1%	45	2,589,349	354	7,391,767
2012	1,632	593,006,544	914,846,492	321,839,948	50.8%	281	10,531,212	1,498	63,258,326
2013	1,281	515,234,571	776,131,235	260,896,664	38.9%	295	15,884,321	1,113	87,990,250
2014	960	464,717,414	632,263,367	167,545,953	28.5%	219	14,125,493	833	53,778,568
2015	706	387,781,139	507,046,778	119,265,639	20.5%	105	8,017,292	641	33,217,618
2016	574	346,776,519	433,676,545	86,900,026	15.7%	56	2,141,063	381	13,815,190
2017	493	311,469,592	389,385,405	77,915,813	13.6%	104	6,440,844	289	15,387,844
2018	368	247,496,592	316,560,751	69,064,159	9.6%	26	2,370,365	291	14,287,458
2019	332	235,554,685	293,489,942	57,935,257	8.1%	2	405,576	10	883,153
2020	319	226,485,262	287,936,768	61,451,506	7.8%				

Totals for Single Family Residential Parcels



Prop 8 History



The report identifies parcels that were granted a value reduction and possess value recapture potential per Proposition 8. The reductions were based on market conditions at the time of assessor review. This calculation is derived from historical transfers of ownership, Assessor applied Proposition 8 reductions and trends in the marketplace relative to median and average home sales and is an estimate of the impact of current adjustments to the assessment roll as of the 2020-21 lien date.

The Inflation Adjusted Peak Value is defined as a parcel's highest value after its most recent sale. If a parcel is assessed for a lower value after its most recent sale, then the sales price becomes the peak value. Peak values are inflated annually according to Proposition 13. Prop 8 Parcels that have recaptured value include both parcels that have been fully recaptured as well as parcels that have only recaptured a portion of the Inflation Adjusted Peak Values. Proposition 8 potential value recapture is shown in the Potential Recapture Column and assumes no future sales transactions. Sale of Proposition 8 parcels resets base value and removes the parcel from the Proposition 8 list.

# TRACY RURAL FIRE NEW CONSTRUCTION HISTORY

ESTIMATED ANNUAL CONSTRUCTION FROM 2013/14 TO 2020/21

Tax Year	Estimated Parcel Count	Residential New Construction	Non-Residential New Construction	Total New Construction
2013	153	\$2,046,140	\$8,514,217	\$10,560,358*
2014	152	\$5,146,092	\$41,126,528	\$46,272,620
2015	216	\$4,714,152	\$22,184,367	\$26,898,519
2016	181	\$12,459,624	\$152,500,658	\$164,960,282
2017	299	\$31,619,714	\$42,177,430	\$73,797,144
2018	226	\$42,496,583	\$97,684,471	\$140,181,054
2019	260	\$30,444,206	\$141,227,513	\$171,671,719
2020	335	\$81,350,543	\$222,248,848	\$303,599,391*
Average of all Years:				\$117,242,636
Trimmed Average (Excludes Outlying Years*)				<b>\$103,963,556</b>
Estimate @ 75%:				\$77,972,667
Estimate @ 50%:				\$51,981,778
Estimate @ 25%:				\$25,990,889

In the 8 years of construction activity displayed on this historical report 2019, the year that is reflected on the 2020-21 roll reported almost double the valued added than that in any of the previous 7 years. This may be an aberration or a trend and without information regarding completed new constructions in 2020 it will be difficult to gauge the future impact.

Please remember that the growth in residential construction resulting in homes that are sold in 2020 will be seen in the transfer of ownership (sales transactions) amount in our models and should not be counted as new construction as that will double count the event.

The non-residential new construction growth will be contingent on the continuation of similar development projects (industrial warehouses, hotels, commercial/retail, office buildings and general industrial uses) in future years. These properties often have progress appraisals recorded as the project is under way so the value will be reflected over several tax years.

**Last year's new construction growth was the equivalent to the addition of 5.8% to the overall District increase.**

The average of all years OR the trimmed average would forecast more conservative increases unless better information is quantified and certificates of occupancy have been forwarded to the assessor for review and appraisal for the future years.

- Values are from unappealed secured parcels with no prior lien year transfers, and improvement value increases greater than Assessor CPI

- Trimmed average is the average of years where Total New Construction falls within one standard deviation of the average.

Data Source: San Joaquin County Assessor 2020/21 Secured Tax Rolls

**TRACY RURAL FIRE  
CITY OF TRACY PARCELS  
NEW CONSTRUCTION HISTORY**

ESTIMATED ANNUAL CONSTRUCTION FROM 2011/12 TO 2020/21

Tax Year	Estimated Parcel Count	Residential New Construction	Non-Residential New Construction	Total New Construction
2011	10	\$836,682	\$5,870,987	\$6,707,669
2012	19	\$514,018	\$5,812,480	\$6,326,498
2013	29	\$265,463	\$1,428,001	\$1,693,464*
2014	44	\$3,717,609	\$35,024,090	\$38,741,699
2015	66	\$2,000,403	\$15,040,229	\$17,040,631
2016	67	\$9,774,099	\$142,700,362	\$152,474,461*
2017	132	\$26,511,356	\$30,797,005	\$57,308,361
2018	60	\$39,242,812	\$21,646,000	\$60,888,812
2019	110	\$23,533,629	\$101,783,060	\$125,316,689*
2020	203	\$78,050,537	\$91,750,980	\$169,801,517*
Average of all Years:				\$63,629,980
Trimmed Average (Excludes Outlying Years*)				<b>\$31,168,945</b>
Estimate @ 75%:				\$23,376,709
Estimate @ 50%:				\$15,584,473
Estimate @ 25%:				\$7,792,236

- Values are from unappealed secured parcels with no prior lien year transfers, and improvement value increases greater than Assessor CPI

- Trimmed average is the average of years where Total New Construction falls within one standard deviation of the average.

Data Source: San Joaquin County Assessor 2020/21 Secured Tax Rolls

**TRACY RURAL FIRE**  
**COUNTY UNINCORPORATED PARCELS**  
**NEW CONSTRUCTION HISTORY**

ESTIMATED ANNUAL CONSTRUCTION FROM 2011/12 TO 2020/21

Tax Year	Estimated Parcel Count	Residential New Construction	Non-Residential New Construction	Total New Construction
2011	110	\$1,382,181	\$29,501,716	\$30,883,897
2012	121	\$1,166,826	\$28,937,503	\$30,104,329
2013	124	\$1,780,677	\$7,086,216	\$8,866,893
2014	108	\$1,428,483	\$6,102,437	\$7,530,920
2015	150	\$2,713,749	\$7,144,138	\$9,857,888
2016	114	\$2,685,526	\$9,800,296	\$12,485,821
2017	167	\$5,108,358	\$11,380,425	\$16,488,783
2018	166	\$3,253,771	\$76,038,471	\$79,292,243*
2019	150	\$6,910,577	\$39,444,453	\$46,355,030
2020	132	\$3,300,006	\$130,497,868	\$133,797,874*
Average of all Years:				\$37,566,368
Trimmed Average (Excludes Outlying Years*)				<b>\$20,321,695</b>
Estimate @ 75%:				\$15,241,271
Estimate @ 50%:				\$10,160,848
Estimate @ 25%:				\$5,080,424

- Values are from unappealed secured parcels with no prior lien year transfers, and improvement value increases greater than Assessor CPI

- Trimmed average is the average of years where Total New Construction falls within one standard deviation of the average.



# TRACY RURAL FIRE GENERAL FUND REVENUE ESTIMATE

2021-22 Revenue Estimate based on 2020-21 Values and Estimated Changes

	District Revenue	Dist Wide Value Change
<b>Non RDA and BY Values 2020-21</b>	<b>\$6,002,150,620</b>	
<b>District Net Taxable Value 2020-21</b>		<b>\$6,002,331,330</b>
<b>Real Property Value (Incl. Prop 8 parcels)</b>	<b>\$5,340,639,145</b>	<b>\$5,340,639,145</b>
CPI of Non Prop 8 Parcels (1.036%)	\$52,982,634	\$52,982,634
Transfer of Ownership Assessed Value Change	\$223,721,912	\$223,721,912
Est. SFR Prop 8 Adj Based on Recent SFR Price	\$24,845,808	\$24,845,808
<b>2021-22 Estimated Real Property Value</b>	<b>\$5,642,189,499</b>	<b>\$5,642,189,499</b>
Base Year Values	\$0	<i>Included in AV</i>
Secured Personal Property Value (-2.0% growth)	\$132,351,730	\$132,351,730
Unsecured Personal Property Value (-2.0% growth)	\$375,083,176	\$375,263,886
Nonunitary Utility Value	\$143,720,754	\$143,720,754
Enter Completed New Construction		
<b>2021-22 Estimated Net Taxable Value</b>	<b>\$6,293,345,160</b>	<b>\$6,293,525,870</b>
<b>Estimated Total Percent Change 2021-22</b>	<b>4.85%</b>	<b>4.85%</b>
<b>Revenue Calculations</b>		
Net Taxable Value Tax @ 1%	\$62,933,452	
<b>District Share of 1% Tax @ 11.48574915%</b>	<b>\$7,228,378</b>	
Aircraft Value Tax @ 1%	\$1,807	
<b>District Share of Aircraft Tax @ 0.0%</b>	<b>\$0</b>	
<b>Net District Estimate for 2021-22</b>	<b>\$7,228,378</b>	
<b>Taxable Value Revenue Categories</b>		
Secured Revenue	\$6,867,682	
Unsecured Revenue	\$360,696	
Aircraft Revenue	\$0	
<b>Rev from Taxable Value*</b>	<b>\$7,228,378</b>	
Unitary Revenue (Budgeted Flat)	\$136,401	
Admin Fee (Not Deducted Above)	-\$114,360	
Enter Suppl. Apportionment Recd. - Avg. 3 Yrs		
Enter Delinquent Apportionment Recd. - Avg. 3 Yrs		



Coren & Cone

# TRACY RURAL FIRE GENERAL FUND REVENUE ESTIMATE

2021-22 Revenue Estimate based on 2020-21 Values and Estimated Changes

## **NOTES:**

**\*The revenue projection assumes 100% payment of taxes. Delinquency is not considered in the projection; however, rates of between 1% and 2.5% are typical.**

- Estimated Assessor Prop 8 Adjustments: Prop 8 reductions in value are TEMPORARY reductions applied by the assessor that recognize the fact that the current market value of a property has fallen below its trended (Prop 13) assessed value. For 2021-22, properties with prior Prop 8 reductions are not included in the CPI increase. Prop 8 parcel values are projected to be increased, decreased, or projected flat depending on median sale price changes until they are sold and reset per Prop 13.
- Base Year Values Entry: With the dissolution of redevelopment, base year values are unlikely to change and are budgeted flat.
- Secured personal property and unsecured values are projected at 98.0% of 2020-21 levels. Unsecured escaped assessments may be included in the unsecured value. The value of escaped assessments is generally inconsistent and varies from year to year.
- Completed new construction entry: if completed new construction has resulted in a sale of the property it is likely that the new value will appear in the value increase due to transfers of ownership entry and therefore should not be also included in the completed new construction value. Enter the value of new construction completed between Nov. 2019 and Oct. 2020.
- Supplemental and delinquent revenue allocations are pooled countywide and are erratic. They should be budgeted conservatively using historical averages over a minimum of 3 years.
- General Fund Revenue Estimate does not include any ad valorem voter approved debt service revenue.
- Pass through and residual revenues from former redevelopment agencies are not included in this estimate.
- SB 2557 Administration Fees are not deducted from the general fund projections.

---

Prepared on 4/14/21 Using Sales Through 12/31/20

***This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL Coren & Cone***



# TRACY RURAL FIRE GENERAL FUND REVENUE ESTIMATE - DEFAULT SCENARIO FOR 2021

2021-22 Through 2025-26 Revenue Estimate Based on 2020-21 Values and Estimated Changes

District Revenue	2021-22	2022-23	2023-24	2024-25	2025-26
<b>Non RDA and BY Values</b>	<b>\$6,002,150,620</b>	<b>\$6,293,345,160</b>	<b>\$6,477,444,427</b>	<b>\$6,706,049,333</b>	<b>\$6,955,995,814</b>
<b>Real Property Value (Incl. Prop 8 parcels)</b>	<b>\$5,340,639,145</b>	<b>\$5,642,189,499</b>	<b>\$5,826,288,766</b>	<b>\$6,054,893,672</b>	<b>\$6,304,840,153</b>
CPI of Non Prop 8 Parcels (2021-22 @ 1.036%)	\$52,982,634	79,283,877	112,280,564	117,732,144	123,827,713
Transfer of Ownership Assessed Value Chang	\$223,721,912	88,907,462	104,019,684	121,857,449	133,555,085
Est. SFR Prop 8 Adj Based on Recent Price	\$24,845,808	\$15,907,927	\$12,304,658	\$10,356,888	\$7,126,385
<b>Estimated Real Property Value</b>	<b>\$5,642,189,499</b>	<b>\$5,826,288,766</b>	<b>\$6,054,893,672</b>	<b>\$6,304,840,153</b>	<b>\$6,569,349,336</b>
Base Year Values	\$0	\$0	\$0	\$0	\$0
Secured Personal Property Value (see notes)	\$132,351,730	\$129,704,696	\$129,704,696	\$129,704,696	\$129,704,696
Unsecured Personal Property Value (see notes)	\$375,083,176	\$367,581,513	\$367,581,513	\$367,581,513	\$367,581,513
Nonunitary Utility Value (0.0% growth)	\$143,720,754	\$143,720,754	\$143,720,754	\$143,720,754	\$143,720,754
Enter Completed New Construction					
<b>Estimated Net Taxable Value</b>	<b>\$6,293,345,160</b>	<b>6,477,444,427</b>	<b>6,706,049,333</b>	<b>6,955,995,814</b>	<b>7,220,504,997</b>
<b>Estimated Total Percent Change</b>	<b>4.85%</b>	<b>2.93%</b>	<b>3.53%</b>	<b>3.73%</b>	<b>3.80%</b>
<b>Revenue Calculations</b>					
Net Taxable Value Tax @ 1%	\$62,933,452	\$64,774,444	\$67,060,493	\$69,559,958	\$72,205,050
<b>District Share of 1% Tax @ 11.48574915%</b>	<b>\$7,228,378</b>	<b>\$7,439,830</b>	<b>\$7,702,400</b>	<b>\$7,989,482</b>	<b>\$8,293,291</b>
Aircraft Value Tax @ 1%	1,807	1,807	1,807	1,807	1,807
<b>District Share of Aircraft Tax @ 0.0%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Net District Estimate</b>	<b>\$7,228,378</b>	<b>\$7,439,830</b>	<b>\$7,702,400</b>	<b>\$7,989,482</b>	<b>\$8,293,291</b>
<b>Taxable Value Revenue Categories</b>					
Secured Revenue	6,867,682	7,068,583	7,318,050	7,590,807	7,879,456
Unsecured Revenue	360,696	371,248	384,350	398,675	413,835
Aircraft Revenue	\$0	\$0	\$0	\$0	\$0
<b>Rev from Taxable Val*</b>	<b>\$7,228,378</b>	<b>\$7,439,830</b>	<b>\$7,702,400</b>	<b>\$7,989,482</b>	<b>\$8,293,291</b>
Unitary Revenue (Budgeted Flat)	\$136,401	\$136,401	\$136,401	\$136,401	\$136,401
Admin Fee (Not Deducted Above)	-114,360	-117,644	-121,721	-126,179	-130,896
Enter Suppl. Apportionment - Avg 3 Yrs					
Enter Delinquent Apportionment - Avg 3 Yrs					



# TRACY RURAL FIRE GENERAL FUND REVENUE ESTIMATE - DEFAULT SCENARIO FOR 2021

2021-22 Through 2025-26 Revenue Estimate Based on 2020-21 Values and Estimated Changes

Dist Wide Value Change	2021-22	2022-23	2023-24	2024-25	2025-26
<b>District Net Taxable Value</b>	<b>\$6,002,331,330</b>	<b>\$6,293,525,870</b>	<b>\$6,477,625,137</b>	<b>\$6,706,230,043</b>	<b>\$6,956,176,524</b>
<b>Real Property Value (Incl. Prop 8 parcels)</b>	<b>\$5,340,639,145</b>	<b>\$5,642,189,499</b>	<b>\$5,826,288,766</b>	<b>\$6,054,893,672</b>	<b>\$6,304,840,153</b>
CPI of Non Prop 8 Parcels (2021-22 @ 1.036%)	\$52,982,634	\$79,283,877	\$112,280,564	\$117,732,144	\$123,827,713
Transfer of Ownership Assessed Val Change	\$223,721,912	\$88,907,462	\$104,019,684	\$121,857,449	\$133,555,085
Est. SFR Prop 8 Adj Based on Recent SFR Price	\$24,845,808	\$15,907,927	\$12,304,658	\$10,356,888	\$7,126,385
<b>Estimated Real Property Value</b>	<b>\$5,642,189,499</b>	<b>\$5,826,288,766</b>	<b>\$6,054,893,672</b>	<b>\$6,304,840,153</b>	<b>\$6,569,349,336</b>
Secured Personal Property Value (see notes)	\$132,351,730	\$129,704,696	\$129,704,696	\$129,704,696	\$129,704,696
Unsecured Personal Property Value (see notes)	\$375,263,886	\$367,758,609	\$367,758,609	\$367,758,609	\$367,758,609
Nonunitary Utility Value (0.0% growth)	\$143,720,754	\$143,720,754	\$143,720,754	\$143,720,754	\$143,720,754
Enter Completed New Construction					
<b>Estimated Net Taxable Value</b>	<b>\$6,293,525,870</b>	<b>\$6,477,625,137</b>	<b>\$6,706,230,043</b>	<b>\$6,956,176,524</b>	<b>\$7,220,685,707</b>
<b>Estimated Total Percent Change</b>	<b>4.85%</b>	<b>2.93%</b>	<b>3.53%</b>	<b>3.73%</b>	<b>3.80%</b>

**NOTES:**

- **The revenue projection assumes 100% payment of taxes. Delinquency is not considered in the projection; however, rates of between 1% and 2.5% are typical.**
- Estimated Assessor Prop 8 Adjustments: Prop 8 reductions in value are TEMPORARY reductions applied by the assessor that recognize the fact that the current market value of a property has fallen below its trended (Prop 13) assessed value. For 2021-22 and later, properties with prior Prop 8 reductions are not included in the CPI increase, they are projected flat until either the Assessor begins to recapture value as the economy improves and median sale prices begin to increase, they are further reduced, or they sell and are reset per Prop 13.
- CPI of Non Prop 8 Parcels is calculated at the following rates: 2021-22 @ 1.036%; 2022-23 @ 1.500%; 2023-24 @ 2.000%; 2024-25 @ 2.000%; 2025-26 @ 2.000%;
- Prop 8 restoration adjustments are based on projected median SFR home price growth. For this projection the following median year-to-year percentage changes are used: 2022-23: 6.0%; 2023-24: 6.5%; 2024-25: 7.1%; 2025-26: 7.4%
- Transfer of Ownership Assessed Value Change: For 2021-22, the projected increase from known 2020 transfers is used. For years 2022-23 and later a growth rate is applied that is representative of the historical average rate of real property growth due to properties that have transferred ownership. Value growth due to transfers is estimated as the following percentages of prior year real property value: 2022-23 @ 1.6%; 2023-24 @ 1.8%; 2024-25 @ 2.0%; 2025-26 @ 2.1%;
- Base Year Values Entry: With the dissolution of redevelopment, base year values are unlikely to change and are budgeted flat.
- Secured personal property and unsecured values are projected to grow at the following rates 2021-22 @ -2.0%; 2022-23 @ -2.0%; 2023-24 @ 0.0%; 2024-25 @ 0.0%; 2025-26 @ 0.0%; . Unsecured escaped assessments may be included in the unsecured value. The value of escaped assessments is generally inconsistent and varies from year to year.
- Completed new construction entry: This data entry point allows for the inclusion of new construction projects completed annually. Due to processing delays we suggest that a time frame of November - October be selected. (e.g. Nov. 2019 - Oct. 2020 for the 2022-23 FY). If completed new construction has resulted in a sale of the property it is likely that the new value will appear in the value increase due to transfers of ownership entry and therefore should not be also included in the completed new construction value.
- Pooled Revenue Sources include supplemental allocations, redemptions for delinquent payments in Non-Teeter cities, tax payer refunds due to successful appeals, roll corrections and other adjustments applied after the release of the roll. The forecasting of these revenues should be developed based on historical averages over a minimum of 3 years.
- General Fund Revenue Estimate does not include any ad valorem voter approved debt service revenue.

Prepared on 4/14/21 Using Sales Through 12/31/20

**This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL Coren & Cone**

entire proposed fiscal year. This addition also triggers a recalculation of the funding formula:

<u>Member Agency</u>	<u>Previous Staffed Positions</u>	<u>Previous Member Agency Allocation</u>	<u>Proposed Staffed Positions</u>	<u>Proposed Member Agency Allocation</u>
City of Tracy	15	72 %	15	62.5%
Tracy Rural Fire District	6	28 %	9	37.5%
<b>Total</b>	<b>21</b>	<b>100 %</b>	<b>24</b>	<b>100 %</b>

The cost sharing between member agencies is determined in accordance with the *Section 5.4 Responsibility for Maintenance and Operations Costs* of the joint powers agreement. Authority staff is working with the City and Rural District to assure implementation of this funding formula per said Agreement.

Community Risk Reduction (CRR) staff continues to do an excellent job to improve the cost recovery revenue, even with decreased staff due to the previously mentioned reductions. We are anticipating CRR revenue to maintain its current level with less use of consultants to accomplish this goal.

The following table illustrates projected expenditures by cost allocation type:

	<u>FY 20-21</u>	<u>FY 21-22</u>	<u>Variance</u>
Expenses	\$ 21,434,009	\$ 24,659,143	\$ 3,225,134
Less CRR Revenue	\$ (600,676)	\$ (600,676)	\$ 0
<b><u>Total Expenses Net Revenue</u></b>	<b><u>\$ 20,833,333</u></b>	<b><u>\$ 24,058,467</u></b>	<b><u>\$ 3,225,134</u></b>

Per the JPA Agreement, each member agency is required to fund forward 120 days' worth of operating expenses. This funding requirement would result in the City of Tracy funding approximately \$5.13 million per installment, and the Tracy Rural Fire District funding approximately \$2.89 million per installment.

## **ATTACHMENTS**

Attachment A - Line Item Budget

## Attachment A

<u>Account Number</u>	<u>Description</u>	<u>FY 21/22 Budget</u>	<u>Increase / Augmentation</u>	<u>FY 20/21 Budget</u>
<b><u>Personnel</u></b>				
10510101	01 FullTime Work Hours Admin	\$ 398,544.64		\$ 398,544.64
10510102	02 FullTime Work Hours Supression	\$ 8,859,584.84	\$ 1,068,793.00	\$ 7,790,791.84
10510103	03 FullTime Work Hours CRR	\$ 700,173.76		\$ 700,173.76
10510103	03 FullTime Work Hours CRR Reduction	\$ -	\$ 285,000.00	\$ (285,000.00)
10510104	04 FullTime Work Hours Training	\$ 237,952.00		\$ 237,952.00
10510502	02 PartTime Work Hours Supression	\$ 29,311.36		\$ 29,311.36
10513101	01 Overtime Pay - Admin	\$ 324.48		\$ 324.48
10513102	02 Overtime Pay - Supression	\$ 3,064,412.98	\$ 693,553.83	\$ 2,370,859.15
10513103	03 Overtime Pay - CRR	\$ 16,224.00		\$ 16,224.00
10513104	04 Overtime Pay - Training	\$ 540.80		\$ 540.80
10513302	02 Holiday Pay - Supression	\$ 617,884.80		\$ 617,884.80
10514501	01 Leave Buy-Backs Admin	\$ 12,086.88		\$ 12,086.88
10514502	02 Leave Buy-Backs Supression	\$ 162,240.00		\$ 162,240.00
10514503	03 Leave Buy-Backs CRR	\$ 1,946.88		\$ 1,946.88
10514504	04 Leave Buy-Backs Training	\$ 648.96		\$ 648.96
10514602	02 Leave Final Pay Supression	\$ 31,200.00		\$ 31,200.00
10514603	03 Leave Final Pay CRR	\$ 14,227.20		\$ 14,227.20
10515101	01 Uniform Allow Admin	\$ 1,100.00		\$ 1,100.00
10515102	02 Uniform Allow Suppression	\$ 91,428.57	\$ 11,428.57	\$ 80,000.00
10515103	03 Uniform Allow CRR	\$ 1,500.00		\$ 1,500.00
10515104	04 Uniform Allow Training	\$ 900.00		\$ 900.00
10515302	02 Memberships & Lic Suppression	\$ 14,285.71	\$ 1,785.71	\$ 12,500.00
10515402	02 Educ/Tuition Reimburse Suppression	\$ 20,571.43	\$ 2,571.43	\$ 18,000.00
10515501	01 Other Allowances Admin	\$ 1,660.00		\$ 1,660.00
10515502	02 Other Allowances Suppression	\$ 28,288.00		\$ 28,288.00
10515503	03 Other Allowances CRR	\$ 2,342.08		\$ 2,342.08
10515504	04 Other Allowances Training	\$ 1,520.48		\$ 1,520.48
10517101	01 Fica (City Share) Admin	\$ 21,415.68		\$ 21,415.68
10517102	02 Fica (City Share) Supression	\$ 166,921.51	\$ 15,497.51	\$ 151,424.00
10517103	03 Fica (City Share) CRR	\$ 21,956.48		\$ 21,956.48
10517104	04 Fica (City Share) Training	\$ 9,716.72		\$ 9,716.72
10517301	01 PERS (City Share) Admin	\$ 101,033.05		\$ 93,320.19
10517302	02 PERS (City Share) Supression	\$ 3,679,650.63	\$ 448,252.19	\$ 2,984,713.62
10517303	03 PERS (City Share) CRR	\$ 204,650.89		\$ 189,027.85
10517304	04 PERS (City Share) Training	\$ 26,449.90		\$ 24,430.72
10517801	01 Def Comp (City Share) Admin	\$ 24,336.00		\$ 24,336.00
10517802	02 Def Comp (City Share) Supression	\$ 321,389.71	\$ 40,173.71	\$ 281,216.00
10517803	03 Def Comp (City Share) CRR	\$ 3,893.76		\$ 3,893.76
10517804	04 Def Comp (City Share) Training	\$ 10,599.68		\$ 10,599.68
10518101	01 Group Insurance Admin	\$ 74,608.39		\$ 74,608.39
10518102	02 Group Insurance Supression	\$ 1,837,484.60	\$ 230,534.64	\$ 1,606,949.96
10518103	03 Group Insurance CRR	\$ 177,912.32		\$ 177,912.32

10518104	04	Group Insurance Training	\$	36,500.85		\$	36,500.85
10518501	01	Disability Insurance Admin	\$	865.28		\$	865.28
10518502	02	Disability Insurance Supression	\$	64,896.00		\$	64,896.00
10518503	03	Disability Insurance CRR	\$	324.48		\$	324.48
10518504	04	Disability Insurance Training	\$	757.12		\$	757.12
10518801	01	Workers Comp Admin	\$	8,869.12		\$	8,869.12
10518802	02	Workers Comp Supression	\$	972,415.52	\$ 85,503.52	\$	886,912.00
10518803	03	Workers Comp CRR	\$	28,013.44		\$	28,013.44
10518804	04	Workers Comp Training	\$	8,433.36		\$	8,433.36

*Subtotal Personnel Expenses*                      \$ 22,113,994.36                      \$ 18,958,860.33

10521001	01	Telephone Landline	\$	20,970.00		\$	20,970.00
10521102	02	Telephone / Cellular	\$	47,190.00		\$	47,190.00
10520101	01	Information Tech Admin	\$	80,000.00		\$	80,000.00
10520202	02	Internet Services	\$	33,500.00		\$	33,500.00
10526301	01	Software Systems Maintenance	\$	95,400.00		\$	95,400.00
10532502	02	Software/Hardware	\$	5,850.00		\$	5,850.00
			\$	<u>(282,910.00)</u>		\$	<u>(282,910.00)</u>

10521201	01	Postage and Shipping	\$	2,500.00		\$	2,500.00
10521203	03	Postage and Shipping CRR	\$	1,500.00		\$	1,500.00
10521301	01	Advertising	\$	2,500.00		\$	2,500.00
10521401	01	Print & Copy	\$	7,400.00		\$	7,400.00
10521502	02	Dispatch Services Supression	\$	494,000.00	\$ 70,000.00	\$	424,000.00
10522202	02	Apparatus Maintenance Supression	\$	250,000.00		\$	250,000.00
10522701	01	Non Conference Travel	\$	2,080.00		\$	2,080.00
10522801	01	Food	\$	8,000.00		\$	8,000.00
10523101	01	Legal Services	\$	49,500.00		\$	49,500.00
10523204	04	Health & Medical	\$	18,000.00		\$	18,000.00
10523704	04	Training Consultant	\$	10,140.00		\$	10,140.00
10523901	01	Other Prof. Srv Admin	\$	87,500.00		\$	87,500.00
10523902	02	Other Prof. Services Supression	\$	2,500.00		\$	2,500.00
10523903	03	Other Prof. Srv CRR	\$	106,400.00		\$	106,400.00
10523904	04	Other Prof. Srv Training	\$	2,500.00		\$	2,500.00
10525103	03	Weed Abatement CRR	\$	4,000.00		\$	4,000.00
10525203	03	Grounds Maint. CRR	\$	2,000.00		\$	2,000.00
10525301	01	Building Maintenance Admin	\$	800.00		\$	800.00
10525302	02	Building Maintenance Supression	\$	4,400.00		\$	4,400.00
10525401	01	Custodial Services Admin	\$	12,000.00		\$	12,000.00
10525402	02	Custodial Services Supression	\$	5,500.00		\$	5,500.00
10525501	01	Alarm Service Admin	\$	2,000.00		\$	2,000.00
10525502	02	Alarm Service Supression	\$	2,800.00		\$	2,800.00
10525801	01	Waste Disposal	\$	2,920.00		\$	2,920.00
10526102	02	Equipment Rental Supression	\$	1,900.00		\$	1,900.00